



Agenda Item Number: _____

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: August 22, 2006

Department: Zoning, Building, and Planning **Staff Contact:** Catherine VerEecke, Program Planner

TITLE: CONSENT: Special Use Permit for a Contractor's Yard (for Nursery) (CSU-60020)

COUNTY PLANNING COMMISSION RECOMMENDATION:

Approval

SUMMARY:

At the June 7, 2006 public hearing, the County Planning Commission voted (7-0) to recommend approval of the request for a Special Use Permit for a Contractor's Yard (for Nursery) on Tract 2A3, located at 8101 Edith Boulevard NE, on the west side of Edith approximately 1200 feet north of Ranchitos Road, zoned A-1, containing approximately 2.17 acres. The decision was based on the following five (5) Findings and subject to the following nine (9) Conditions.

Findings:

1. This is a request for the approval of a Special Use Permit for a Contractor's Yard (for Nursery) and Caretaker's Residence on Tract 2A3, located at 8101 Edith Boulevard NE, on the west side of Edith approximately 1200 feet north of Ranchitos Road, zoned A-1, containing approximately 2.17 acres.
2. The property is located in the Rural Area of the Albuquerque/Bernalillo County Comprehensive Plan and the North Valley Area Plan.
3. The request is not in significant with the Albuquerque/Bernalillo County Comprehensive Plan and the North Valley Area Plan in that the proposed nursery will be consistent with the "Rural Area" designation.
4. The request is consistent with Resolution 116-86 in that changed neighborhood conditions, including the expansion of similar commercial activities nearby the site, justify the land use change.
5. The request is consistent with the health, safety, and general welfare of the residents of Bernalillo County.

Conditions:

1. No retail activities shall take place on the site.
2. Lighting shall be site specific. Shielded or cutoff lighting fixtures shall be provided so that no

fugitive light crosses into adjacent lots.

3. The residential structure on the site shall be used only as a caretaker's residence and not as an office.
4. There shall be a solid wall at least six-foot high along the property line (north) abutting residential uses which is to be installed within 6 months of the establishment of residential uses.
5. As approved by the Zoning Administrator, there shall be the equivalent of a 15 foot landscape setback along Edith Blvd. and the equivalent to a 6 foot wide landscaped buffer between the business and the adjacent residential properties to the south. The landscape buffer shall be installed within six months of the establishment of residential uses.
6. The Special Use Permit shall be issued for the life of the use.
7. The applicant shall comply with all applicable Bernalillo County ordinances and regulations.
8. A revised site development plan consistent with the Conditions of Approval, including notes on landscaping maintenance, shall be submitted for review and approval to the Bernalillo County Zoning Administrator within two months after the final Board of County Commissioners' approval.
9. The foregoing conditions shall become effective and shall be strictly complied with immediately upon execution or utilization of any portion of the rights and privileges authorized by this Special Use Permit.

ATTACHMENTS:

1. County Planning Commission Notice of Decision Letter (June 9, 2006)
2. County Planning Commission Information Packet.
3. Site Plan (Commissioners Only).

STAFF ANALYSIS SUMMARY

ZONING, BUILDING & PLANNING DEPARTMENT:

Staff Recommends Approval